



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, OCTOBER 8, 2008
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. **Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.**

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. CONSENT ITEMS:

A. APPLICATION OF LAURA BRIDLEY, AGENT FOR ALISON AND LANCE KRONBERG, OWNERS, 924 PHILINDA AVENUE, APN 029-313-002, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS/ ACRE (MST2005-00778)

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on December 6, 2006. The project approved by the Staff Hearing Officer consists of the conversion of four existing three-bedroom apartments to four condominiums. An existing carport would be converted into a four-car garage and one new one-car garage would be constructed. A total of five covered spaces and three uncovered spaces would be provided. Several other exterior improvements are proposed, including a new trash enclosure, patio area, retaining wall, and new second-story deck.

The discretionary applications approved for the project by the Staff Hearing Officer were:

1. Tentative Subdivision Map for a one-lot subdivision to create four (4) condominium units (SBMC §27.07); and
2. Condominium Conversion Permit to convert four (4) existing residential units to four (4) condominium units (SBMC §28.88).

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

B. APPLICATION OF LAURA BRIDLEY, AGENT FOR ROSARIO AND LINDA PERRY, OWNERS, 930 PHILINDA AVENUE, APN 029-313-001, C-2 COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, TWELVE UNITS/ ACRE (MST2005-00823)

The proposal is a request for a two-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on December 6, 2006. An existing carport would be converted into a four-car garage and one new one-car garage would be constructed. A total of five covered spaces and three uncovered spaces would be provided. Several other exterior improvements are proposed, including a new trash enclosure, patio area, retaining wall, and new second-story deck.

The discretionary applications approved for the project by the Staff Hearing Officer were:

1. Modification to allow a fountain to be located within the rear yard setback (SBMC §28.21.060 and 28.92.110);
2. Tentative Subdivision Map for a one-lot subdivision to create four (4) condominium units (SBMC §27.07); and
3. Condominium Conversion Permit to convert four (4) existing residential units to four (4) condominium units (SBMC §28.88).

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

III. PROJECTS:

A. APPLICATION OF RICHARD D. STARNES, ARCHITECT FOR WERNER REVOCABLE INTER VIVOS TRUST, 402 ORILLA DEL MAR (VILLA ELEGANTE), APN 017-313-019, HRC-1/SD-3 HOTEL AND RELATED COMMERCE/COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE/HOTEL AND RESIDENTIAL USE (MST2007-00629/CDP2008-00014)

The proposed project involves a 1,324 square foot second story addition, which will connect two existing buildings, creating a carport, that was previously an uncovered parking space. The project includes the conversion of existing resort Unit "B" into a manager's unit (not for use as sleeping quarters), a laundry room and guest common area, and creates a new Unit "B" on the second floor. The project site is currently developed with six (6) Residential Resort Hotel Units with parking provided by nine (9) covered and three (3) uncovered parking spaces. There is no proposed change to the number of hotel units or parking spaces.

The discretionary applications required for this project are:

1. A Modification to allow portions of the two-story building to encroach into the required twenty-foot (20') front yard setback along Calle Puerto Vallarta. (SBMC§28.22.060 and §28.92.110)
2. Development Plan Approval to allow the addition of 1,324 square feet to be allocated from Measure E square footage from the Small addition category. (SBMC§28.87.300)
3. A Coastal Development Permit to allow new development in the Appealable Jurisdiction of the Coastal Zone. (SBMC§28.44.060)

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301.

Case Planner: Suzanne Johnston, Assistant Planner
Email: sjohnston@santabarbaraca.gov

B. APPLICATION OF JOHN LUCA FOR 1823 GRAND AVENUE, APN 027-061-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00418)

The 10,000 square foot project site is currently developed with a duplex. During a recent remodel, a laundry room was converted to a bedroom. To meet building code requirements the ceiling height was raised by one foot. The discretionary application required for this project is a Modification to permit the "as-built" alteration to a portion of a building located within the required fifteen-foot (15') front yard setback (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. APPLICATION OF MOHAMED MOHARRAM FOR 281 SCHULTE LANE, APN 055-230-002, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 1 UNIT PER ACRE (MST2008-00264)

The 1.83 acre project site is currently vacant. The proposed project involves a 3,851 square foot, 2-story single family residence with attached 3-car garage. The discretionary application required for this project is a Modification to permit a portion of the proposed residence and garage and two uncovered parking spaces within the required thirty-five foot (35') front setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

D. APPLICATION OF JOHN & GLORIA BUCZEK, 1560 LA VISTA DEL OCEANO DRIVE, APN 035-170-013, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 5 UNITS PER ACRE (MST2008-00335)

The 14,875 square foot project site is currently developed with a single family residence and garage. The proposed project involves the construction of a retaining wall and guard rail at the rear of the property. The discretionary application required for this project is a Modification to permit the combined height of the wall and guardrail to exceed the maximum allowable height of eight-feet at the Southeast corner of the property (SBMC §28.87.170).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

IV. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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